

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>
A.1	<p><b>PHA Name:</b> <u>Housing Authority of Snohomish County</u> <b>PHA Code:</b> <u>WA039</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2020</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>HASCO’s Agency Plan with all of its elements and Administrative Plan are available for inspection any time on our website, <a href="http://HASCO.org">HASCO.org</a>. All plans are available for viewing in the main office at 12711 4<sup>th</sup> Avenue W Everett WA 98204. All council members receive a copy of the Agency Plan with all of its elements and a link to the Administrative Plan.</p>
<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
B.1	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>Our mission is to meet the diverse needs of Snohomish County residents by expanding housing opportunities that promote stability, strengthen community and provide affordability.</p>
B.2	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>Within the constraints of the shortfall action plan, HASCO will continue to meet as much of the local housing need as possible using Housing Choice Vouchers including Family Unification Program, Non-Elderly and Disabled, VASH, and Mainstream. HASCO will continue working with Building Changes and community partners to provide services to families in the Keeping Families Together project and those receiving Mainstream vouchers.</p> <p>HASCO will actively pursue funding from sources other than the federal government, in order to produce new units of affordable housing to meet the needs of working families in Snohomish County who cannot afford market-rate housing. However, without significant additional resources from the federal government in the form of additional vouchers and increased funding, HASCO will still be unable to meet all of the substantial local need for housing. HASCO’s Section 8 wait list has been closed since December 13, 2013 due to a continuing lack of sufficient federal resources to serve the housing needs in the community.</p> <p>See attached: CY2020-CY2024 Public Housing Agency Plan 5-Year Goals and Objectives, Initial Goals</p>
B.3	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See attached: CY2015-CY2019 Public Housing Agency Plan 5-Year Goals and Objectives, Progress 2019</p>

<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>HASCO informs clients and landlords of the Violence Against Women Act (VAWA) on a regular basis. Our Owner Packet (accessible by mail and on our website) includes the Section 8 HAP Contract that explains the VAWA in further detail. The Tenant-Based Assistance department (TBA) has a VAWA notice that is placed in the briefing packet for new participants. The notice is also sent to any clients that are in imminent danger of being evicted or of having their assistance terminated due to domestic violence. More extensive information on landlord/tenant issues for survivors of domestic violence, sexual assault and/or stalking is available to landlords and tenants upon request. Brochures for the local Domestic Violence Advocate’s contact information as well as a brochure on Elder Abuse are placed in our lobby in several languages.</p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>“Substantial deviations” or “significant amendments or modifications” are defined as discretionary changes in the plan or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require the formal approval of the Board of Commissioners.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached: RAB Comments to CY2020-CY2024 Public Housing Agency Plan 5-Year Goals and Objectives</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</li> <li><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</li> <li><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</li> <li><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</li> <li><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</li> <li><input type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</li> <li><input type="checkbox"/> <input type="checkbox"/> Pet Policy.</li> <li><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</li> <li><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</li> </ul> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?  Y N</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</li> <li><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</li> <li><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</li> <li><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</li> <li><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</li> <li><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</li> <li><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</li> <li><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</li> </ul> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>

<p><b>B.4.</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.2</b></p>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>C.3</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.4</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>D      Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p><b>D.1</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

HOUSING AUTHORITY OF SNOHOMISH COUNTY  
 CY2015-CY2019  
 PUBLIC HOUSING AGENCY PLAN 5-YEAR GOALS AND OBJECTIVES  
 Progress CY2019

PHA Goal	Objective	Progress
Preserve HASCO's existing housing vouchers	Manage flat and decreasing resources to serve the existing families on the Section 8 program.	<p><b>2015:</b> No new general-purpose vouchers have been appropriated; however, the Public Housing disposition increased the voucher program by 209 new vouchers. Despite the ongoing cuts in HAP and Admin fees from sequestration in 2013, HASCO has continued to serve existing families and has not had to terminate any families due to lack of resources from HUD</p> <p><b>2016:</b> HASCO has continued to serve existing families and has not had to terminate any families due to lack of resources.</p> <p><b>2017:</b> TBA has begun the process of reviewing Occupancy Standards and Interim processes to eliminate inefficiency to maximize resources.</p> <p><b>2018:</b> HASCO is exploring a change in the HCV subsidy standard to issue a one-bedroom voucher for the head of household and spouse/co-head plus one bedroom for each two additional people in the household, regardless of the age or gender of the household members</p> <p><b>2019:</b> Updated the HCV occupancy standard to issue a one-bedroom voucher for the head of household and spouse/co-head plus one bedroom for each two additional people in the household, regardless of the age or gender of the household members and implemented the change effective 7/1/2019. Occupancy standard remains unchanged for the PBV program.</p>

PHA Goal	Objective	Progress
	<p>Continue to analyze the most effective way to utilize project-basing to provide rent-subsidized housing for senior/disabled households and families</p>	<p><b>2015:</b> HASCO implemented policy changes for family Project-Based Voucher (PBV) units to reduce workload for staff and is phasing out several service-enriched PBV contracts at properties where the landlord and service provider are different entities.</p> <p><b>2016:</b> HASCO restructured staff responsibilities to create two PBV Housing Specialist positions responsible for most aspects of HASCO’s PBV program and consolidated all PBV program administration within HASCO’s TBA Department.</p> <p><b>2017:</b> Continued the model of two PBV specialists because of success; switched 6 vouchers from Maple Leaf Meadows to Twin Lakes Landing to enable owner to leverage additional resources. HASCO will consider project-basing special purpose vouchers. HASCO began providing supportive housing case management at East Terrace III.</p> <p><b>2018:</b> As it relates to HASCO’s Keeping Families Together initiative and Snohomish County’s Youth Homelessness Demonstration Program Grant, HASCO will continue exploring the possibility of project basing FUP vouchers. HASCO is exploring new partnerships between Vision House and East Terrace III to provide better continuum of care to meet the needs of homeless families with children.</p> <p><b>2019:</b> HASCO formalized the policy for soliciting and selecting properties receiving Project Based Vouchers within the Administrative Plan.</p>
	<p>Implement agency-wide process improvements and program changes to preserve our ability to serve as many families as possible in the Housing Choice Voucher (HCV) program.</p>	<p><b>2015:</b> TBA department has begun reorganizing the various workflows and staff duties while simultaneously providing feedback on implementing a system to digitize the participant files with a goal of digitizing all client files in 2016.</p> <p><b>2016:</b> HASCO’s Tenant-Based Assistance department has been restructured into two separate divisions and each staff person is responsible for managing all of the processes for the clients in their caseload, rather than dividing processes between two staff. All 3700+ client files have been digitized.</p> <p><b>2017:</b> TBA management created and implemented Standard Operating Procedures (SOPs) to make sure all staff receive the same training and are performing processes the same way.</p> <p><b>2018:</b> SOPs are being updated to reflect evolution of procedures with the digital client file system and ongoing improvements in process. Began recruitment process for an Admin Specialist position created for TBA department to support ongoing improvements in documentation.</p> <p><b>2019:</b> Admin Specialist position was created for the TBA department. This specialist has updated or created the following SOPs: Processing Annual Reviews, Processing Interims, Processing Rehouses, HAP Owner or Payee Change and W-9 Verifications, Housing Specialist Caseload Change, Calculating Income, and Portability.</p>

PHA Goal	Objective	Progress
	<p>To improve efficiency, pursue regulatory relief from HCV program rules and continue to use current relief provided</p>	<p><b>2015:</b> HASCO obtained a waiver from HUD to continue streamlined annual recertifications for fixed-income households on the voucher program.</p> <p><b>2016:</b> HASCO explored the feasibility of a regional Moving to Work (MTW) partnership and the possibility of participating in the MTW expansion. TBA management updated policies in the Administrative Plan to eliminate non-mandatory processing by staff and reporting by participants</p> <p><b>2017:</b> TBA management created a committee of Senior Housing Specialists (Green Hat Committee) to offer suggestions on streamlining processes and policy language to create efficiency. Implemented 20% sample for PBV inspections to eliminate unnecessary inspection volume.</p> <p><b>2018:</b> HASCO is following HUD’s implementation of the MTW expansion and is considering whether to apply for a policy intervention cohort.</p> <p><b>2019:</b> No change since last report</p>
	<p>Continue to offer the homeownership option to voucher program participants, in partnership with HomeSight</p>	<p><b>2015:</b> HASCO has made approximately 30 referrals to HomeSight, resulting in two clients prequalified.</p> <p><b>2016:</b> As a result of a HUD determination that HASCO’s program model is inconsistent with the regulations, and the low participation rate in the program relative to staff effort, the program has been ended. Staff will continue to administer files for clients who previously purchased homes through the program.</p> <p><b>2017:</b> Two designated Senior Housing Specialists continue to manage the homeownership files HASCO still has open. HomeSight is offered as an outside resource for homebuyer education and credit counseling to participants and members of the public who are interested in buying homes.</p> <p><b>2018:</b> No change since last report.</p> <p><b>2019:</b> No change since last report.</p>



PHA Goal	Objective	Progress
Use voucher program resources to assist as many households as possible	Increase voucher turnover to free up slots by promoting economic self-sufficiency for work-able households	<p><b>2015:</b> HASCO implemented the Economic Opportunity Initiative to provide intensive job-focused supportive services to families with the longest HCV program tenure.</p> <p><b>2016:</b> No progress to report</p> <p><b>2017:</b> HASCO's Community Service Department (CSR) refers participants to job training programs with Goodwill, Farestart, JobCorps, ANEW and WorkSource. PBV participants at East Terrace III have been linked to GED programs. HASCO is considering a local preference for families that voluntarily exit from the program due to income progression, to encourage higher income families to exit the program earlier than required to make more vouchers available to families on the waitlist.</p> <p><b>2018:</b> HASCO has developed new relationships with area non-profits which provide employment and education resources for families on the Section 8 program. HASCO updated the policy to only conduct interim reexaminations in limited circumstances to encourage participants to increase their incomes.</p> <p><b>2019:</b> No change since last report.</p>
	Maintain a high voucher utilization rate	<p><b>2015:</b> HASCO's voucher utilization rate was 95.9% for the calendar year.</p> <p><b>2016:</b> HASCO's voucher utilization rate was 97.6% for the calendar year.</p> <p><b>2017:</b> HASCO's voucher utilization rate was 98.86%.</p> <p><b>2018:</b> HASCO's voucher utilization rate was 98.61% for the calendar year.</p> <p><b>2019:</b> HASCO's voucher utilization rate was 94.8% at the end of the calendar year. The decrease was caused by awards of new vouchers, which took time to lease up, and issuance restrictions due to shortfall.</p>

PHA Goal	Objective	Progress
	<p>Analyze new admission lease-up timeframes and voucher expiration rates, and adjust policies and payment standards accordingly to ensure that sufficient numbers of voucher holders can lease up in our rental market</p>	<p><b>2016:</b> HASCO is in the planning stages of implementing these changes.  <b>2017:</b> TBA began the process of gathering and analyzing data to determine how changing the amount of time a participant has to lease up has directly caused increased utilization. Participated in a private rent survey and petitioned HUD for an increased fair market rent. HASCO is also exploring the possibility of requesting a waiver to implement a separate, higher payment standard for VASH vouchers to increase lease-up success. HASCO is considering implementing a tiered payment standard for different geographic areas.  <b>2018:</b> Payment Standards increased over 20% as a result of the private rent survey and HUD petition. HASCO established an initial voucher term of 90 days and specialists have the authority to grant another 90 days in extensions upon request. This is a strategic decision to provide check-in points with the tenants to identify lease-up challenges. HASCO is exploring the possibility of implementing multiple payment standards for different parts of the County.  <b>2019:</b> Payment Standards increased nearly 11% as a result of HUD’s increase to the Fair Market Rent. HASCO monitored the voucher expiration policies throughout the year to ensure that all reasonable accommodations for additional time were considered.</p>
	<p>Analyze PBV utilization on an ongoing basis and reallocate underutilized PBVs back to HCVs</p>	<p><b>2016:</b> HASCO is in the planning stages of implementing these changes.  <b>2017:</b> TBA began the process of gathering data to determine an accurate PBV utilization rate.  <b>2018:</b> PBV units have been sufficiently utilized and no contracts have required modification. TBA continues to monitor PBV utilization on an ongoing basis.  <b>2019:</b> No change since last report</p>
<p>Increase HASCO’s pool of housing vouchers</p>	<p>Work with HUD and the VA to receive additional Veterans Administration Supportive Housing (VASH) vouchers over the next 5 years</p>	<p><b>2015:</b> HASCO was awarded 12 regular VASH vouchers and 20 VASH PBVs in support of the Sebastian’s Place project.  <b>2016:</b> HASCO was awarded 6 regular VASH vouchers and an additional 25 VASH PBVs in support of new permanent supportive housing for veterans in Snohomish County. All 20 Sebastian’s Place VASH PBVs were leased up within about 1 month after the housing units were available for occupancy.  <b>2017:</b> HASCO was awarded 25 VASH PBVs to three projects with units coming on line in 2019.  <b>2018:</b> HASCO was awarded 65 regular VASH vouchers and signed AHAPs with two projects in the City of Everett.  <b>2019:</b> Two PBV VASH projects were completed: Clare’s Place with 5 VASH units and HopeWorks Station II with 15 VASH units. HASCO applied for an additional 20 vouchers in November.</p>

PHA Goal	Objective	Progress
	Continue to explore opportunities to obtain new vouchers as they are made available	<p><b>2015:</b> No new opportunities have become available.</p> <p><b>2016:</b> No new opportunities have become available.</p> <p><b>2017:</b> The owners at Athena and Fairview Apartment complexes opted out of providing subsidized units and HASCO received vouchers through HUD to continue subsidizing those families. HASCO plans to apply for new allocations of special purpose vouchers HUD anticipates making available.</p> <p><b>2018:</b> HASCO was awarded 50 Mainstream vouchers with lease-up to begin by 12/1/2018 and a requirement to have at least 40 leased up by 12/1/2019. HASCO has a full-time policy analyst on staff who assesses and applies for appropriate funding when opportunities are announced.</p> <p><b>2019:</b> HASCO successfully leased up all 50 Mainstream vouchers by 12/1/2019. In addition to the 20 VASH vouchers, HASCO was awarded an additional 100 Mainstream vouchers with lease up to begin in 2020. HASCO is also updating the FUP MOU with partners and applying for additional vouchers through the 2019 NOFA.</p>
Ensure access to a quality living environment for HCV program participants	Provide relevant resources to HCV program participants to help them locate housing in areas of opportunity	<b>2016:</b> Updated briefing map, landlord resources
	Implement updated procedures in compliance with the Final Lead-Safe Housing Rule	<b>2017:</b> HASCO and SHD began negotiation of a new Memorandum of Understanding.

PHA Goal	Objective	Progress
Empower HCV participants to increase self-sufficiency and asset development	Make program referrals and provide supportive services programs for HCV program participants when appropriate	<p><b>2015:</b> HASCO averages eight to ten referrals per month for supportive services such as food banks, senior services, and Dental vans.</p> <p><b>2016:</b> HASCO continues to average eight to ten referrals per month for supportive services.</p> <p><b>2017:</b> HASCO increased its referrals to an average of 11 per month. Community Services began a “Lobby Day” to intentionally make their staff visible in the main office lobby in order to connect with and refer participants. HASCO made a change to directly provide supportive services to families living in East Terrace III PBV units.</p> <p><b>2018:</b> HASCO increased its referrals to an average of 25 per month. WorkSource is participating in one Lobby Day per month to provide information on employment services. A group contact list established for quarterly mailing regarding resources and program activities. Community Services department presents during new tenant briefings to educate participants on resource and referral opportunities.</p> <p><b>2019:</b> Referrals have increased for both clients and community members to 55 per month. Lobby Day continues to be offered weekly; no partner agencies participate. The group contact list is still maintained and continues to grow with approximately 400 contacts. HASCO provides housing navigation and supportive services to the 12 KFT program clients. As of July, HASCO provides weekly on-site presence at 2 PBV properties to a total of 70 households. HASCO hosts both community building events and classes such as medication safety at both of these properties. Quarterly newsletters are sent to all Section 8 participants with information on community resources and services, HASCO updates and a variety of topics such as fire safety and disaster preparedness.</p>
	Refer HCV participants to IDA (individual development account) programs when funds are available	<p><b>2015:</b> HASCO currently has no new IDA accounts, however, we are researching College Savings Accounts for youth.</p> <p><b>2016:</b> HASCO currently has no new IDA accounts.</p> <p><b>2017:</b> United Way and Snohomish County no longer sponsor an IDA program. No new opportunities for participation in IDA programs are available.</p> <p><b>2018:</b> No progress to report.</p> <p><b>2019:</b> No progress to report.</p>

PHA Goal	Objective	Progress
<p>Ensure equal opportunity and affirmatively further fair housing</p>	<p>Continue to implement recommendations of the Fair Housing Analysis of Impediments and future analyses</p>	<p><b>2015:</b> Staff have begun analyzing the new Fair Housing final rule and Assessment of Fair Housing requirements. TBA Management continues to review notices pertaining to owners or landlords regarding FHEO incidents and also reviews third party newsletters on this same subject. All TBA staff are trained to provide referrals to the Seattle FHEO and local legal agencies. Local Fair Housing training in Feb 2015 was made available for TBA staff and clients who wished to attend. TBA Management also provides Housing 101 training that includes FHEO information for the Apartment Operators Association 2/19/15 and for the County arranged housing event in March 2015 for disabled persons. Information is also available in the HASCO Website.</p> <p><b>2016:</b> HASCO has begun to plan for the new Assessment of Fair Housing requirement. Staff continue to be trained as needed on fair housing.</p> <p><b>2017:</b> HASCO executed an MOU with Snohomish County, Everett, Marysville, and Everett Housing Authority (EHA) to collaborate on a countywide AFH report.</p> <p><b>2018:</b> With the suspension of the AFH requirement, HASCO, in coordination with EHA, hired Root Policy to conduct a new Analysis of Impediments to Fair Housing including soliciting feedback from applicants, clients and program partners.</p> <p><b>2019:</b> The Final Analysis of Impediments and Language Access Plan Report were completed in May 2019 and the results have been used to provide input to goals for the county's Consolidated Plan and HASCO's 2020-2024 Agency Plan. HASCO's efforts to ensure fair housing include monitoring statistics on reasonable accommodation requests, terminations, and voucher issuance. HASCO is expanding the Reasonable Accommodation Committee to include a Fair Housing group that will review policies and procedures to ensure racial equity and fair housing.</p>

PHA Goal	Objective	Progress
	Continue to comply with the Violence Against Women Act (VAWA), to protect applicants and participants who are victims of domestic violence	<p><b>2015:</b> TBA Management staff continues to review notices and guidance, and participate in webinars, related to VAWA. TBA has also provided a Housing 101 training, including VAWA information, to landlord and tenant groups, and makes information about VAWA available on the HASCO website.</p> <p><b>2016:</b> HUD’s 91066 VAWA form is enclosed in each annual packet and provided to any program participant who indicates their household is breaking up or that they may be at risk for experiencing domestic violence.</p> <p><b>2017:</b> TBA Management updated its Admin Plan and reporting procedure to reflect the new guidance given in PIH Notice 2017-08.</p> <p><b>2018:</b> No progress to report.</p> <p><b>2019:</b> 12 VAWA requests were filed. One was a request to retain their voucher, 11 were requests for emergent move outs. One of the emergent move out requests was denied, and the other 11 requests were approved.</p>
	Continue to implement policies that enable people with Limited English Proficiency (LEP) to participate in HASCO programs	<p><b>2015:</b> TBA Management provides guidance/training to TBA staff for handling interpretations and translations including incorporating specific language in correspondence for clients to request assistance. All staff received training on working with LEP clients and interpreters.</p> <p><b>2016:</b> No change from 2015.</p> <p><b>2017:</b> All new staff who work with clients continue to be trained in handling interpretation and translations as needed.</p> <p><b>2018:</b> HASCO, in coordination with EHA, has hired Root Policy to identify areas of improvement related to LEP and develop a Language Access Plan to ensure appropriate language assistance is provided.</p> <p><b>2019:</b> HASCO is expanding the Reasonable Accommodation Committee to include a Fair Housing group that will review and update policies and procedures in a formal Language Access Plan.</p>

PHA Goal	Objective	Progress
	Continue using a formal process to review reasonable accommodation requests, including those from HCV program participants	<p><b>2015:</b> The Reasonable Accommodation (RA) committee reviewed 71 requests so far. 53 were approved and 18 denied. The committee noticed a significant increase in RA requests this year after new agency policies and procedures were implemented.</p> <p><b>2016:</b> The RA committee received 152 requests from voucher program participants; 125 were approved and 27 were denied.</p> <p><b>2017:</b> The RA committee received 95 requests; 72 were approved and 23 were denied.</p> <p><b>2018:</b> The RA committee received 105 requests; 84 were approved and 21 were denied. With personal identifiers removed, data was shared with Root Policy for use in the Analysis of Impediments to ensure the furthering of fair housing.</p> <p><b>2019:</b> The RA committee received 120 requests; 91 were approved and 23 were denied and 6 were either cancelled or still in review.</p>

PHA Goal	Objective	Progress
<p>Work with the local community to determine needs and solutions</p>	<p>Support community efforts to prevent and end homelessness with strategic investment of voucher program resources</p>	<p><b>2015:</b> HASCO continued to provide PBVs for very low-income and homeless families with children. HASCO signed a PBV HAP contract with Housing Hope for 24 PBV units at their Monroe Family Village project and all units were leased up.</p> <p><b>2016:</b> HASCO awarded Housing Hope’s Twin Lakes Landing project 6 PBVS and signed an AHAP. HASCO applied for and received a competitive allocation of 25 new VASH PBVs.</p> <p><b>2017:</b> HASCO awarded 25 VASH PBVs to three projects with units coming on line in 2019 to end veteran homelessness. HASCO participated in the CSH Keeping Families Together training academy with a regional team of stakeholders to develop a plan to more effectively target and deliver permanent supportive housing to homeless families involved in the child welfare system. HASCO executed a PBV HAP contract for Twin Lakes Landing. HASCO continues involvement with the regional Investing in Families Initiative of the Gates Foundation. HASCO is considering a local preference for families that are ready to exit permanent supportive housing but still need rental subsidy to remain housed.</p> <p><b>2018:</b> HASCO signed AHAPs with the Everett Safe Streets Supportive Housing project (5 VASH PBVs) for a new complex in the City of Everett that will provide housing for 65 currently homeless individuals and with the HopeWorks Station II project (15 VASH PBVs) for a new complex in the City of Everett that will provide housing for 65 homeless and low-income families and individuals. HASCO’s award of 50 Mainstream vouchers will provide additional assistance to families with non-elderly disabled member(s) who are currently homeless, institutionalized, or at risk of homelessness or institutionalization. HASCO is also participating in the development of Snohomish County’s Youth Homelessness Demonstration Program action plan.</p> <p><b>2019:</b> HASCO received an additional award of 100 Mainstream vouchers to be issued in 2020, many of which will serve homeless households. Construction of Clare’s Place was completed and all 5 VASH PBV units are occupied. Construction of HopeWorks Station II was also completed and as of 12/1/2019, none of the units were leased up. HASCO has been a key leader in the Keeping Families Together project to serve families at the intersection of homelessness and child welfare involvement with a racial equity lens. As of November, 14 of the 18 FUP vouchers assigned to the project have been issued to eligible families. HASCO representatives also continue to serve on the Partnership to End Homelessness (the governing body of the Snohomish County Continuum of Care) and the Youth Homelessness Committee.</p>



PHA Goal	Objective	Progress
Reduce the HCV program's environmental impact	Continue to explore and implement ways to reduce vehicle miles travelled, greenhouse gas emissions, and paper usage by staff, clients, and partners (including landlords)	<p><b>2015:</b> HASCO has reduced our environmental impact by establishing direct deposit for landlords, eliminating the need to print checks. We have also created Partner and Wait List portals, to allow easy access to information. Commonly-requested forms have been added to our website, eliminating the need for partners and clients to make a trip to our office.</p> <p><b>2016:</b> TBA staff implemented FileVision, a file management program that has enabled them to digitize all client files. In addition, Inspections staff have begun implemented biennial Housing Quality Standards inspections.</p> <p><b>2017:</b> HASCO set up a kiosk in the lobby to encourage participants to electronically submit information to Housing Specialists. HASCO continues to explore how to use technology more effectively to communicate with our participants without paper.</p> <p><b>2018:</b> HASCO continues to identify ways to reduce the use of paper and ensure centralized copies of electronic files.</p> <p><b>2019:</b> HASCO began the process of implementing an online applicant portal and researching an online annual recertification portal to streamline work and reduce the use of paper.</p>
Measure HCV program outcomes	Explore ways to integrate performance measurement into HASCO's HCV program	<p><b>2015:</b> No progress to report. HASCO plans to place a renewed focus on this objective once several internal streamlining initiatives are fully implemented.</p> <p><b>2016:</b> Waiting until internal streamlining measures are fully implemented.</p> <p><b>2017:</b> Basic metrics have been established to measure the voucher program's effectiveness. Additionally, HASCO completed preliminary research on dashboard software.</p> <p><b>2018:</b> HASCO reviews HCV and PBV utilization and vacancy metrics on a monthly basis to ensure sufficient utilization of voucher program resources. HASCO is also establishing metrics and developing a data sharing process with program partners for the Mainstream voucher program.</p> <p><b>2019:</b> HASCO continues to review HCV and PBV utilization and vacancy metrics on a monthly basis, ensuring sufficient utilization of voucher program resources and monitoring the status of projected shortfall. HASCO established metrics and implemented a data sharing process with program partners for the Mainstream and KFT multi agency working groups.</p>

PHA Goal	Objective	Progress
	Implement performance measurement where feasible	<p><b>2015:</b> No progress to report.</p> <p><b>2016:</b> No progress to report.</p> <p><b>2017:</b> TBA designed internal auditing procedures to identify areas of strength and weakness within the department.</p> <p><b>2018:</b> TBA internal auditing procedures have been piloted and will go into full effect on 1/1/2019, including individualized feedback on a monthly basis to each of the specialists as well as analysis of trends for whole-team training.</p> <p><b>2019:</b> TBA internal auditing was implemented. Audited files are reviewed with specialists monthly for quality improvement. Data analysis will follow when enough data supports accurate trends.</p>

HOUSING AUTHORITY OF SNOHOMISH COUNTY  
 CY2020-CY2024  
 PUBLIC HOUSING AGENCY PLAN 5-YEAR GOALS AND OBJECTIVES  
 Initial Goals

PHA Goal	Objective
Increase HASCO’s pool of housing vouchers	Work with HUD and VA to receive additional Veterans Administration Supportive Housing (VASH) vouchers over the next 5 years
	Continue to explore opportunities to obtain new vouchers as they are made available
Ensure housing opportunities promote stability, strengthen community, and affirmatively further fair housing	Maintain a high voucher utilization rate across all HCV and PBV programs
	Continue to implement recommendations of the Fair Housing Analysis of Impediments and future analyses including policies that enable people with Limited English Proficiency (LEP) to participate in HASCO programs including: <ul style="list-style-type: none"> <li>• Expand the Reasonable Accommodation Committee to include a Fair Housing group that will review policies and procedures to ensure racial equity and fair housing.</li> </ul>
	Continue using a formal process to review reasonable accommodation and Violence Against Women Act (VAWA) requests, including those from HCV program participants
	Make program referrals and provide supportive services programs for HCV program participants when appropriate
Work with the local community to determine needs and solutions	Support community efforts to prevent and end homelessness with strategic investment of voucher program resources including: <ul style="list-style-type: none"> <li>• Provide Project Based VASH Vouchers to Compass Health for a new development in 2020</li> </ul>
	Collaborate with partner agencies to administer Mainstream, Family Unification Program, VASH and project-based vouchers including: <ul style="list-style-type: none"> <li>• Increase Mainstream preference cap by 100 to accommodate new issuance of vouchers</li> </ul>
Reduce the HCV program’s environmental impact	Continue to explore and implement ways to reduce paper usage including online applicant, waiting list, and annual recertification portals
Provide service in alignment with HASCO’s Core Values	Measure HCV program outcomes including internal auditing of the HCV program
	Establish staff goals that include focus on diversity, integrity, service, stewardship, and teamwork
	Analyze and improve client facing policies through a racial equity lens

## **Administrative Plan Update Summary**

This summary document highlights the updated content in HASCO's Administrative Plan, to be approved by the Board of Commissioners in November, 2019.

### **Content Changes**

#### **Throughout**

- Updated PIH Notice references from 2012-10 to 2018-24
- Updated PIH Notice references from 2017-12 to 2018-18

#### **Introduction**

- Throughout
  - Tested and updated links under “Resources and Where to Find Them”

#### **Chapter 2: Fair Housing & Equal Opportunity**

- 2-I.B. NONDISCRIMINATION
  - Added sexual harassment to the list of actions HASCO will not subject anyone to
  - HASCO will provide a link to the discrimination complaint form

#### **Chapter 3: Eligibility**

- Throughout
  - Removed referrals to VASH and FUP appendices
  - Added applicable information from VASH and FUP appendices directly to this chapter
- 3-I.D. HEAD OF HOUSEHOLD
  - Added policy regarding changes to who is designated as the Head of Household
- 3-III.C. OTHER PERMITTED REASONS FOR DENIAL OF ASSISTANCE
  - Added termination from a federally-assisted housing program in the last three years to denial policy

#### **Chapter 4: Applications, Waiting List, and Tenant Selection**

- 4-I.B. APPLYING FOR ASSISTANCE
  - Clarified methods for submitting applications, standardized options with other areas of the admin plan
- 4-III.B. SELECTION AND HCV FUNDING SOURCES
  - FUP – clarified that referrals are verified by DCYF
- 4-III.C. SELECTION METHOD
  - Increased cap on local preference from 50 to 55

#### **Chapter 5: Briefings and Voucher Issuance**

- 5-I.B. BRIEFING
  - Removed redundant bullet list items
- 5-II.B. DETERMINING FAMILY UNIT (VOUCHER) SIZE and 5-II.C. EXCEPTIONS TO SUBSIDY STANDARDS
  - Rephrased HASCO policy to clarify that HASCO does not determine how sleeping spaces are allocated by the family when they move into a unit and how HASCO calculates the voucher size.

## **Chapter 6: Income and Subsidy Determinations**

- 6-I.M. ADDITIONAL EXCLUSIONS FROM ANNUAL INCOME
  - Added “Distributions from an ABLE account, and actual or imputed interest on the ABLE account balance” to the list of exclusions from annual income
- 6-II.D. MEDICAL EXPENSES DEDUCTION
  - Revised HASCO policy to be in alignment with Nan McKay safe harbor. IRS Publication 502, Medical and Dental Expenses, will be used as a reference to determine the costs that qualify as medical expenses.

## **Chapter 7: Verification**

- Updated links in the Introduction
- 7-I.C. UP-FRONT INCOME VERIFICATION (UIV)
  - Added the Income Validation Tool (IVT) to reporting requirement policies as required by HUD.
  - Removed redundant language on following the established guidance.
- 7-I.D. THIRD-PARTY WRITTEN AND ORAL VERIFICATION
  - Clarified methods for submitting verification, standardized options with other areas of the admin plan
- 7-II.A. VERIFICATION OF LEGAL IDENTITY
  - Clarified that the verification is for determining program eligibility.

## **Chapter 8: Housing Quality Standards and Rent Reasonableness**

- 8-II.C. ANNUAL/BIENNIAL HQS INSPECTIONS
  - Removed “family member” from HASCO policy because any adult can be present for the inspection, it does not have to be a family member.
- 8-III.C. HOW COMPARABILITY IS ESTABLISHED
  - Added references to Notice PIH 2002-22, Notice PIH 2005-20, and Notice PIH 2011-46

## **Chapter 9: GENERAL LEASING POLICIES**

- 9-I.B. REQUESTING TENANCY APPROVAL
  - Added clarifying language to HASCO policy on how HASCO compares the RFTA to the lease and notifies other parties of any discrepancies
- 9-I.E. LEASE AND TENANCY ADDENDUM
  - Clarified methods for submitting corrected lease information, standardized options with other areas of the admin plan
- 9-I.F. TENANCY APPROVAL
  - Clarified methods for submitting corrected RFTA information, standardized options with other areas of the admin plan

## **Chapter 10: Moving with Continued Assistance and Portability**

- 10-I.C. MOVING PROCESS
  - Added section “Zero HAP Families Who Wish to Move [24 CFR 982.455] from latest Nan McKay updates. This section provides guidance on families at zero HAP who request a moving voucher.
- 10-II.C. RECEIVING PHA ROLE
  - Clarified that HASCO will extend portability vouchers according to section 5-II.E as long as there is sufficient time for RFTA and billing.

## **Chapter 12: Termination of Assistance and Tenancy**

- EXHIBIT 12-1: STATEMENT OF FAMILY OBLIGATIONS
  - Added “police reports, and affidavits from the owner, neighbors, or other credible parties with direct knowledge.” To the examples of evidence that may be used in determining if a family has committed a serious or repeated lease violation. This language comes from the latest Nan McKay update.

## **Chapter 14: Program Integrity**

- 14-II.C. OWNER-CAUSED ERROR OR PROGRAM ABUSE
  - Added harassment and retaliation to the list of items that will be considered evidence of owner program abuse from the latest Nan McKay update.
- 14-II.D. HASCO-CAUSED ERRORS OR PROGRAM ABUSE
  - Clarified that funds for direct reimbursement must come from admin fees

## **Chapter 16: Program Administration**

- 16-II.B. PAYMENT STANDARDS
  - Added section “Voluntary Use of Small Area FMRs” from the latest Nan McKay template. HASCO’s policy is: HASCO has not voluntarily adopted the use of SAFMRs.

## **Chapter 17: Project-Based Vouchers**

- 17-I.A. OVERVIEW
  - Inserted reference to new exhibit 17-1 from the latest Nan McKay update
- EXHIBIT 17-1: PBV DEVELOPMENT INFORMATION
  - Inserted new exhibit from the latest Nan McKay template. This includes an information sheet for each of the PBV properties we serve.

## **Appendix A - HUD Veterans Affairs Supportive Housing Program (VASH)**

- Removed Appendix A. Program overview information was put into a Program Overview document. Requirements for eligibility, preference, etc. were added to the appropriate sections throughout the Admin plan.

## **Appendix B - Family Unification Program (FUP)**

- Removed Appendix B. Program overview information was put into a Program Overview document. Requirements for eligibility, preference, etc. were added to the appropriate sections throughout the Admin plan.

## **Appendix C – Family Self Sufficiency**

- Removed Appendix C. Important features incorporated into the appropriate sections throughout the Admin plan.

**RAB Comments to CY2020-CY2024 Public Housing Agency Plan 5-Year Goals and Objectives**

**December 4, 2019**

**March 19, 2020**

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Dave Koenig, the Community Development Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of Snohomish County  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Marysville  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Housing Authority of Snohomish County's annual plan is consistent with the goals and objectives identified in the City of Marysville's Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Dave Koenig	Community Development Director
Signature	Date



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Mary Jane Brell Vujovic, the Snohomish County Human Services Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of Snohomish County  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Snohomish County Urban County Consortium  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The 2020-2024 Consolidated Plan – Rental Housing Goal #1 – preserve, maintain, and increase affordable rental units and provide accessibility; 2018 Action Plan, Section AP-85 by beginning to plan for new AFH requirements. Section AP-60 by addressing the needs to public housing residents ; and the AI to Fair Housing Choice, #5 by increasing affordable housing stock and affordable housing options.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Mary Jane Breall Vujovic

Signature

Title

Snohomish County  
Human Services Director

Date